



The Comprehensive Plan for Marion County, Indiana
Community Values Component

INDIANAPOLIS INSIGHT

The Comprehensive Plan for Marion-County Indiana Community Values Component

February 2002

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The City of Indianapolis is committed to running an open, accessible and responsive city government. The Department of Metropolitan Development intends that all of its policies, including this Comprehensive Plan, are formed consistent with the letter and the spirit of the Indiana Access to Public Records Act and the Open Door Law (Indiana Code Chapter 5-14-3 and 5-14-1.5). These public access laws provide for accessible public records and open public meetings.

The participation of citizens in land use and other decisions of city government is important. Concerns regarding public access should be directed to the director of the city department, including DMD, or the chairperson of the board or commission. Concerns may also be directed to the Mayor's Public Access Counselor.

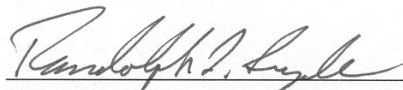
METROPOLITAN DEVELOPMENT COMMISSION
OF MARION COUNTY, INDIANA
RESOLUTION NO. 02-CPS-R-001

RESOLUTION 02-CPS-R-001, amending a segment of the Comprehensive or Master Plan of Marion County, Indiana, Community Values Component.

Be it resolved that, pursuant to I.C. 36-7-4, the Metropolitan Development Commission of Marion County, Indiana, hereby amends the Comprehensive or Master Plan for Marion County, Indiana, by the adoption of the Community Values Component, which is attached hereto and incorporated herein by reference as an amendment to the Comprehensive or Master Plan of Marion County, Indiana.

Be it further resolved that the Secretary of the Metropolitan Development Commission is directed to certify copies of this Resolution 02-CPS-R-001, amending the Comprehensive or Master Plan of Marion County, Indiana, Community Values Component.

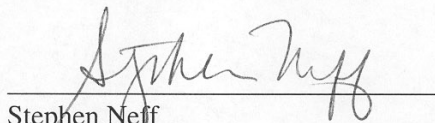
Be it further resolved that the Director of the Department of Metropolitan Development is directed to mail or deliver certified copies of this Resolution 02-CPS-R-001, to the Mayor of the City of Indianapolis, the City-County Council of Indianapolis and Marion County, and the Board of Commissioners of Marion County, Indiana and to the legislative authorities of the incorporated cities and towns of Marion County, Indiana. The Director shall also file one (1) copy of the Resolution and one (1) summary of the plan in the office of the Recorder of Marion County.



Randolph Snyder, Presiding Officer
Metropolitan Development Commission

FEB 20 2002

APPROVED AS TO LEGAL FORM
AND ADEQUACY THIS 12
DAY OF FEBRUARY, 2002.



Stephen Neff
Assistant Corporation Counsel

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PREFACE

You are reading Indianapolis Insight, the update to the City of Indianapolis - Marion County Comprehensive Land Use Plan. The process used in developing this plan involved taking a close look at the form of the city and how its various parts work together. By gaining an insight into the city's and region's natural environment, land uses, transportation systems, economics and people, we can create a preferred vision for the future. By writing that vision down, we keep the dream in sight, so that we may work toward it.

The City of Indianapolis updates the Comprehensive Plan approximately every seven to ten years. These updates are not mandated by law, but as the city grows and technologies and markets change, the plan must be revised in order to remain a useful document.

Throughout the planning process, participants have been asked to dream a realistic dream. "Dream" and "realistic" may seem mutually exclusive, but "dreaming a realistic dream" actually captures the planning process well. It is important to develop a bright vision for the future, otherwise the city may grow bigger, but it won't develop into a better place. However, the dream must be placed in its proper context: the reality of our history, geography and culture. The plan is intended to be "value-driven" with a balanced use of ideal community goals and visions set against a background of demographic, technical, and developmental information.

The Comprehensive Plan will help guide City decisions on land use and capital expenditures. The Plan highlights the values of the community, as stated by citizens. Goals and objectives have been outlined to enhance and preserve these values. Taken together, the values, goals, and recommendations that form the plan provide a rationale for land use recommendations, rezoning guidelines, regulatory changes, and process and procedural changes.

Indianapolis Insight was developed in two major components. The first component of the plan consists of community values and the resulting goals and objectives. The second major component consists of land use recommendations.

The Community Values component is well suited to guide decision-making when new development patterns and site plan designs emerge. As the urban environment evolves, decision-makers, planners and the community can refer to the values and goals in this section to guide development decisions. The values and the policies derived from them are particularly important given the long life span of comprehensive planning documents. This section also enables the community to consider other interests related to land use. For instance, policies related to historic preservation, public art, and cultural diversity are important to creating livable neighborhoods.

The second component of the plan, the land use recommendations, is required by state statute as the basis for zoning. Land Use maps are useful to staff, decision-makers and the public when reviewing projects. The maps are used to evaluate rezoning applications, to project future population and employment concentrations, and to consider redevelopment options. The beginning of a plan is a good place to think about how we measure the plan's success. From time to time in development of this plan, frustration was expressed with the implementation of the previous plan, particularly with deviations from the land use recommendations. Proposals

for changes in policies, procedures and training can be found in the Land Use, Development Methods and Supporting Issues chapters of this document. These changes to the system should help create a mindset of compliance with the plan.

A simple measure of the plan's success would be to count the number of times a board makes a land use decision that is either consistent or inconsistent with the plan. However a simple tally would fail to consider the factors used to justify a deviation of the land use recommendations, accommodate factors such as mixed-use projects or consider projects that may meet the spirit of the recommendation but not the letter of the recommendation.

There are goals to be served by this plan beyond consistency with a map. The bigger goals are preservation and realization of the community values expressed by this document. It is important that all users of the Plan, including elected officials, appointed decision-makers, citizens and staff, keep these goals in sight.

